

BRIGHTON CROSSINGS OPERATIONS BOARD						11/13/2019	
BALANCE SHEET							
December 31, 2018 and June 30, 2019							
		Unaudited Actual 12/31/2018	Unaudited Actual 6/30/2019				
Assets							
Current Assets							
Cash	\$	-	\$	-			
Accounts Receivable		-		-			
Due from District No. 4		-		-			
Prepaid Expenses		-		-			
Total Current Assets	\$	-	\$	-			
Total Assets	\$	-	\$	-			
Liabilities							
Current Liabilities							
Accounts Payable	\$	-	\$	-			
Total Current Liabilities	\$	-	\$	-			
Total Liabilities	\$	-	\$	-			
Fund Equity							
Restricted	\$	-	\$	-			
Unassigned		-		-			
Total Fund Balance	\$	-	\$	-			
Total Liabilities and Fund Equity	\$	-	\$	-			
		=		=			
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BRIGHTON CROSSINGS OPERATIONS BOARD							11/13/2019	
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS								
2018 Actual, 2019 Adopted Budget and Projected Actual								
Year-to-Date Actual, Budget and Variance Through June 30, 2019								
2020 Proposed Budget								
Modified Accrual Budgetary Basis								
GENERAL FUND	2018	2019	2019	Actual	Budget	Variance	2020	
	Unaudited	Adopted	Projected	Through	Through	Through	Proposed	
Revenues	Actual	Budget	Actual	6/30/2019	6/30/2019	6/30/2019	Budget	
Transfer from District No. 4	\$ -	\$ 1,123,675	\$ 1,023,185	\$ -	\$ -	\$ -	\$ 457,980	Metro District No. 4 Proposed 2020 Budget
Transfer from District No. 6	-	-	-	-	-	-	364,000	Metro District No. 6 Proposed 2020 Budget
Administrative Transfer Fees	-	16,000	17,400	-	-	-	40,000	200 x \$200
General Operations Fees	-	258,525	274,455	-	-	-	765,045	\$135 x 1,041 (Q1), 1,070 (Q2); \$210 x 1,122 (Q3), 1,164 (Q4)
Late Fees	-	2,040	2,040	-	-	-	5,000	Estimate
Alley Fees	-	22,095	20,475	-	-	-	45,045	\$45 x 229 (Q1), 247 (Q2), 256 (Q3), 268 (Q4)
Courtyard Fees	-	6,031	6,075	-	-	-	13,800	\$75 x 41 (Q1), 46 (Q2), 48 (Q3), 49 (Q4)
Venture Center Revenues	-	12,000	-	-	-	-	24,000	Estimate
Legal Fees	-	12,000	10,000	-	-	-	20,000	Estimate
Trash Fees	-	-	-	-	-	-	158,292	\$36 x 1,041 (Q1), 1,070 (Q2), 1,122 (Q3), 1,164 (Q4)
Amenities Fees	-	-	-	-	-	-	35,000	Fees and reimbursements to cover Spree House costs
Maintenance Fees	-	-	320	-	-	-	20,000	Assuming 25 Lots in 2020
Architectural Review Fees	-	1,615	1,615	-	-	-	12,750	\$85 x 150
Developer Reimbursements	-	-	-	-	-	-	5,760	Reimburse costs - Builders District 101
Interest/Miscellaneous Income	-	6,948	12,000	-	-	-	12,000	Estimate
Total Revenues	\$ -	\$ 1,460,929	\$ 1,367,565	\$ -	\$ -	\$ -	\$ 1,978,672	
Expenditures								
Accounting and Finance	\$ -	\$ 55,315	\$ 55,315	\$ -	\$ -	\$ -	\$ 78,480	Based on standard services
District Management/Administration	-	108,157	108,157	-	-	-	189,000	Based on standard services
District Facilities Management	-	44,792	44,792	-	-	-	96,480	Based on standard services
Venture Center Set-Up	-	1,675	5,635	-	-	-	-	
Master Association Expenses								
Builders District 101 Education	-	-	-	-	-	-	5,760	Estimate - offset by Developer Reimbursements
Property Transfers	-	8,222	10,350	-	-	-	17,520	Estimate
ARC Reviews	-	11,672	15,915	-	-	-	23,280	Estimate
Covenant Enforcement	-	24,150	27,426	-	-	-	34,560	Estimate
HOA Elections	-	3,934	3,934	-	-	-	25,000	Estimate
Trash Removal	-	82,500	74,310	-	-	-	158,292	Estimate
Audit	-	3,150	-	-	-	-	5,000	Estimate
Collections	-	10,000	10,000	-	-	-	20,000	Estimate
Office, Dues and Other	-	7,689	8,076	-	-	-	24,505	See Office, Dues & Other Budget Worksheet
Insurance	-	10,000	10,000	-	-	-	35,000	Estimate
Legal	-	25,000	25,000	-	-	-	25,000	Estimate
Miscellaneous/Posting Signs	-	8,000	8,000	-	-	-	5,000	10 Signs
Utilities	-	300,925	213,089	-	-	-	289,119	Estimate
Utilities - Venture Center	-	-	26,267	-	-	-	35,023	Estimate
Utilities - Fitness Center	-	-	2,189	-	-	-	2,919	Estimate
Website/Newsletter	-	6,000	6,000	-	-	-	15,000	Physical mailings (10K) Website (5K)
Social Committee Events	-	5,000	5,000	-	-	-	10,000	Estimate
Modifications Committee	-	-	-	-	-	-	15,280	Implement Modifications Committee
Landscape Maintenance	-	94,584	78,194	-	-	-	311,019	O&M Budget Worksheet
Hardscape Maintenance	-	59,585	54,400	-	-	-	124,000	O&M Budget Worksheet
Storm Water Facilities Maint	-	-	22,509	-	-	-	15,000	O&M Budget Worksheet
Fitness Center O&M	-	22,814	48,862	-	-	-	19,248	O&M Budget Worksheet
Pool/Venture Center O&M	-	195,703	187,544	-	-	-	399,676	O&M Budget Worksheet
Spree House	-	-	-	-	-	-	35,000	O&M Budget Worksheet
Miscellaneous Services	-	5,000	1,750	-	-	-	-	Utility locating added to Utilities line item
Repairs and Replacements	-	53,739	56,239	-	-	-	60,500	O&M Budget Worksheet
Emergency Reserve	-	38,703	-	-	-	-	-	
Reserve	-	100,000	-	-	-	-	-	
Contingency	-	100,000	-	-	-	-	100,000	
Total Expenditures	\$ -	\$ 1,386,309	\$ 1,108,953	\$ -	\$ -	\$ -	\$ 2,174,661	
Revenues Over/(Under) Exp	\$ -	\$ 74,620	\$ 258,612	\$ -	\$ -	\$ -	\$ (195,989)	
Beginning Fund Balance							258,612	
Ending Fund Balance		\$ 74,620	\$ 258,612				\$ 62,623	TABOR Reserve
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